HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: August 2008

New Home Market

Ottawa Single Detached Construction Dominates July Starts

Total housing starts in the Ottawa metropolitan area rebounded to a moderate growth of 3.6 per cent, up from 672 units in July 2007 to 696 units a year later. Year-to-date starts remain strong at 20.8 per cent higher than in 2007.

Continued labour market strength keeps supporting buoyant construction levels for both single-detached and townhome properties as they lead the year-over-year growth in July. For the second month straight, both segments registered a double-digit growth pace, up 18.7 per cent and 17.1 per cent respectively from July 2007. Such strong growth has helped compensate for the lagging apartment sector, which has nonetheless seen the fastest year-to-date

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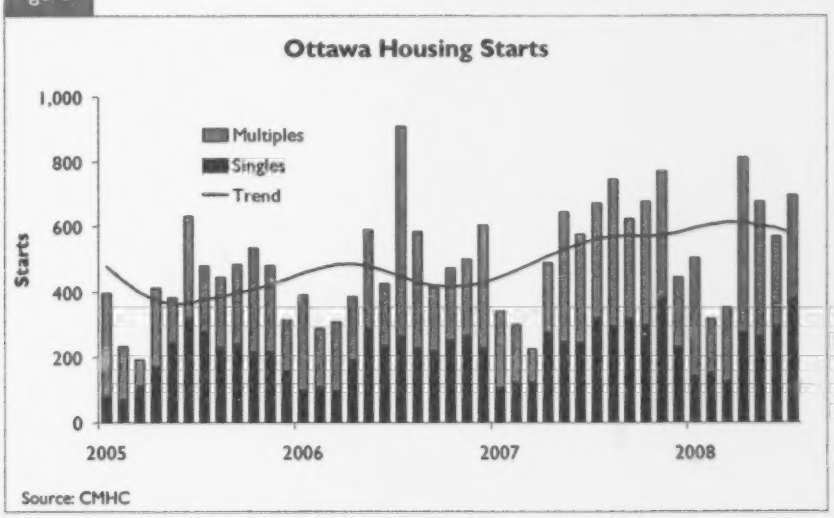

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[1] Ontario part of Ottawa-Gatineau CMA

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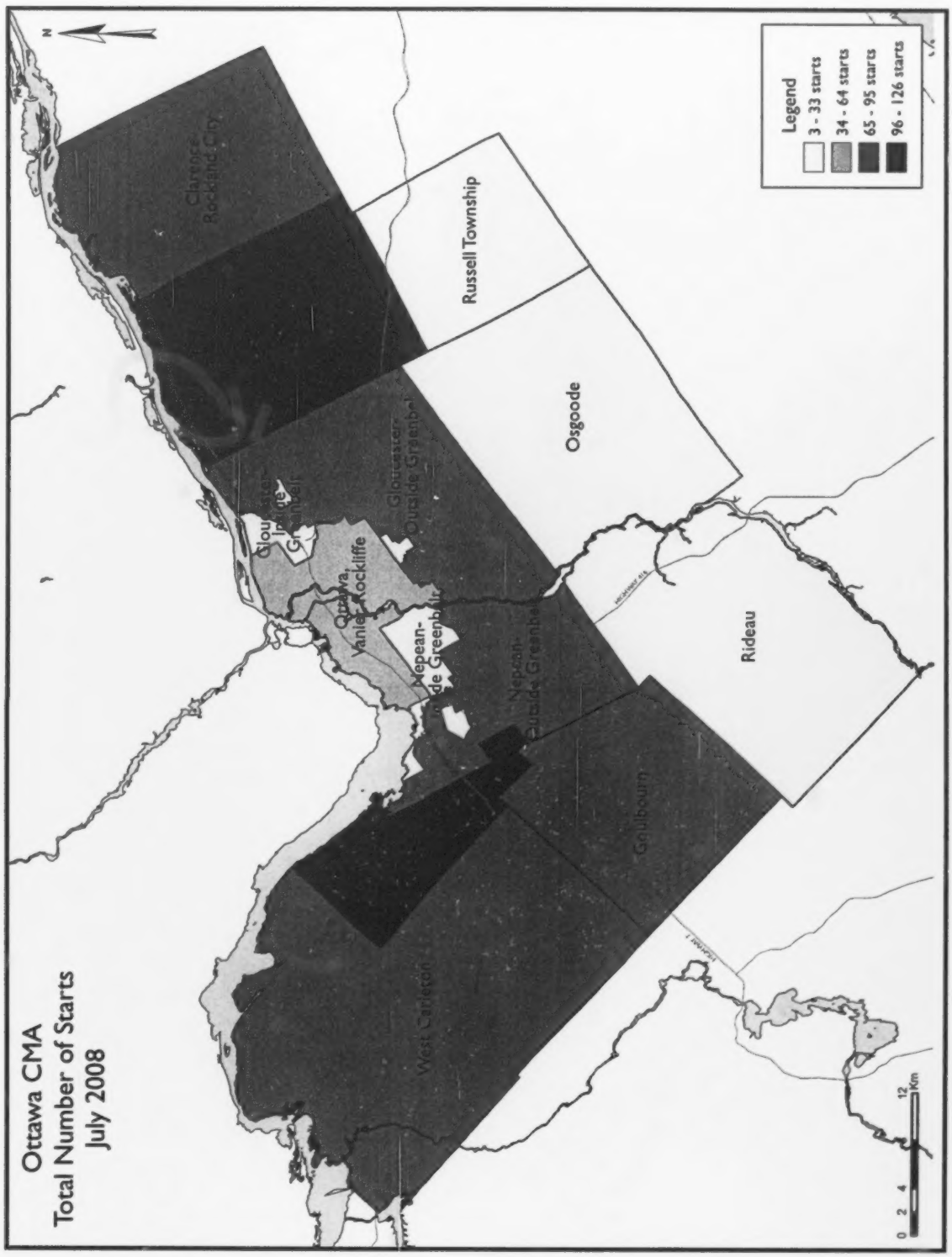
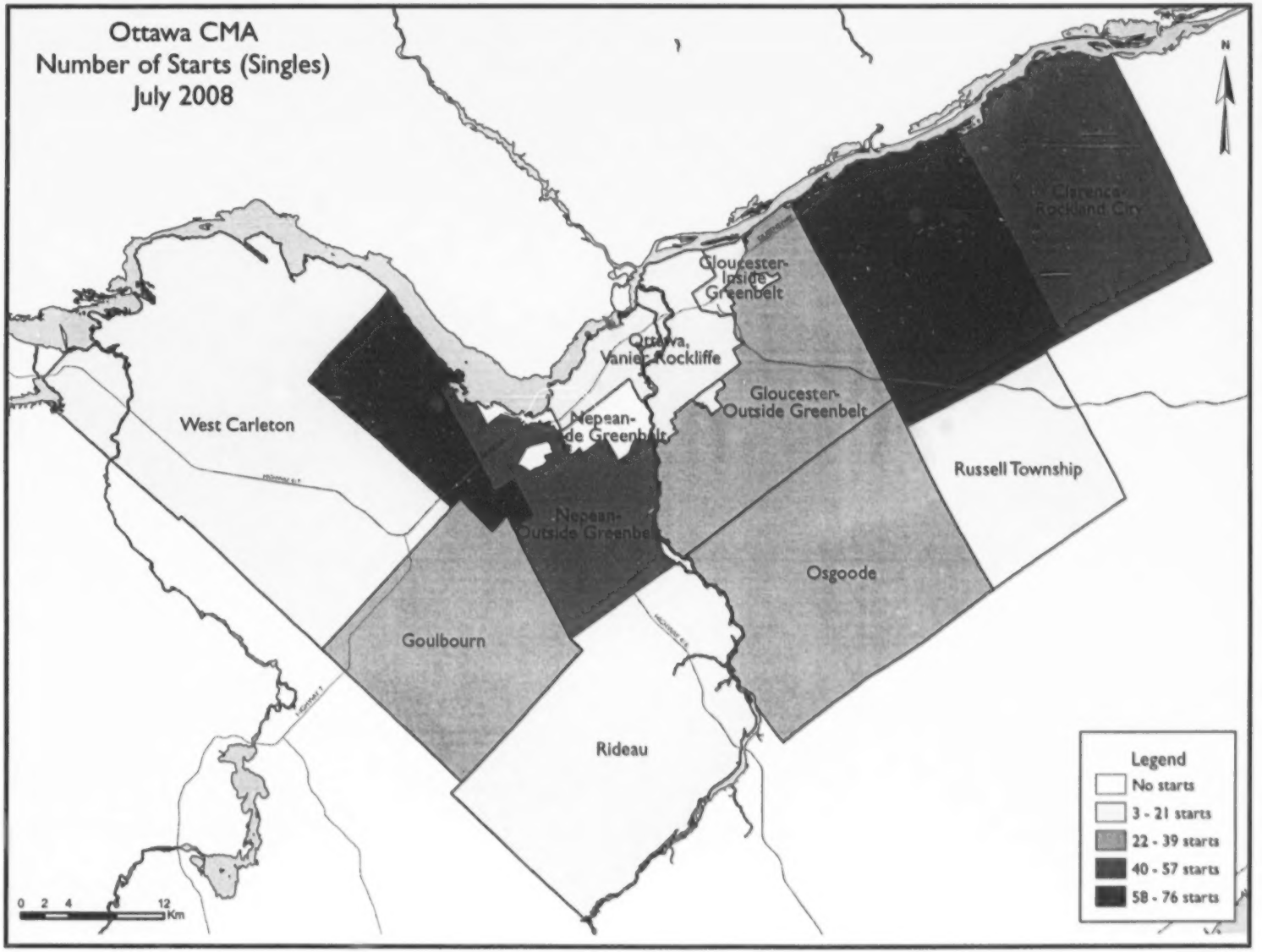
rate of new construction growth in Ottawa.

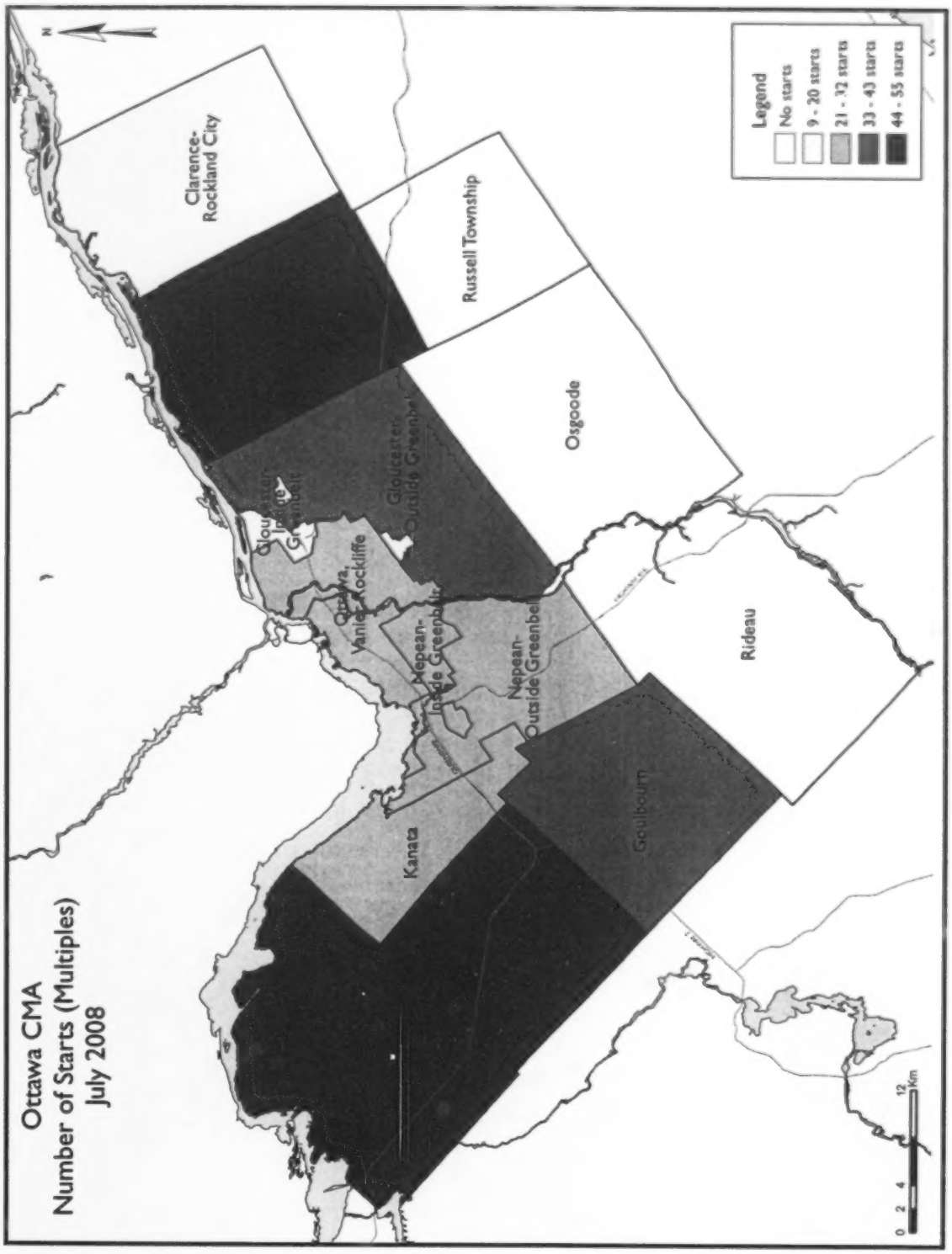
Even though economic and demographic trends continue to support higher-density dwelling types, new construction of single-detached properties virtually matched last November's peak converging to an outstanding four-year record high level of 381 new starts. As the summer season progresses, the market preference for new construction of single-detached homes keeps growing robustly, maintaining a warm temperature in Ottawa's new home market amid slowing national economic growth.

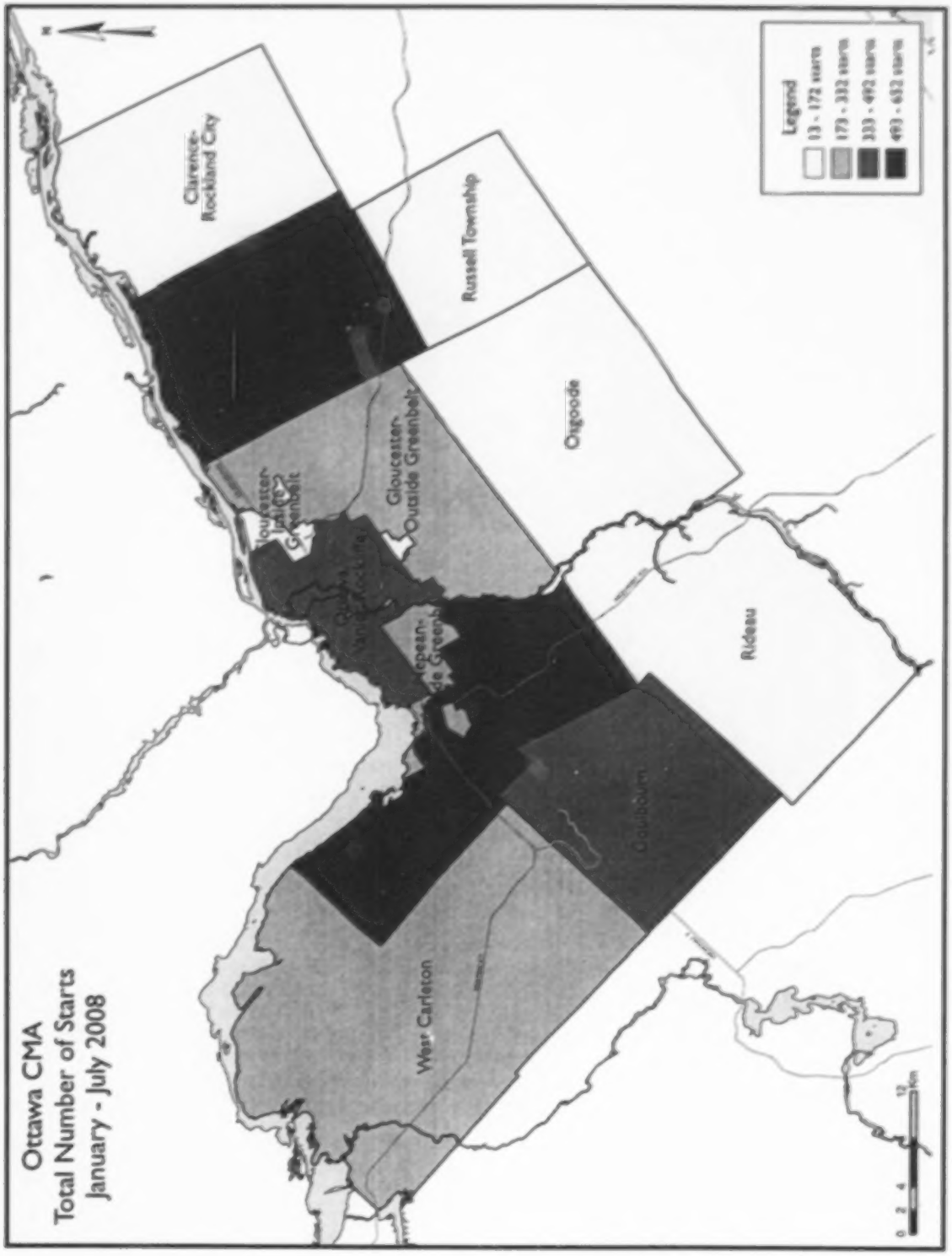
New construction activity got under way strongly in the areas of West Carleton and Clarence-Rockland with an astounding 135 new starts, up 562.5 per cent from last July. Of their total, 47 per cent were single-detached properties built mostly in Clarence-Rockland, while 53 per cent were townhomes mainly in West Carleton. Other active areas were Cumberland and Nepean, which added each 126 and 110 new properties respectively to Ottawa's new home market. The most significant decrease to new starts growth was seen in the Old City of Ottawa area, which declined 47 per cent from July last year.

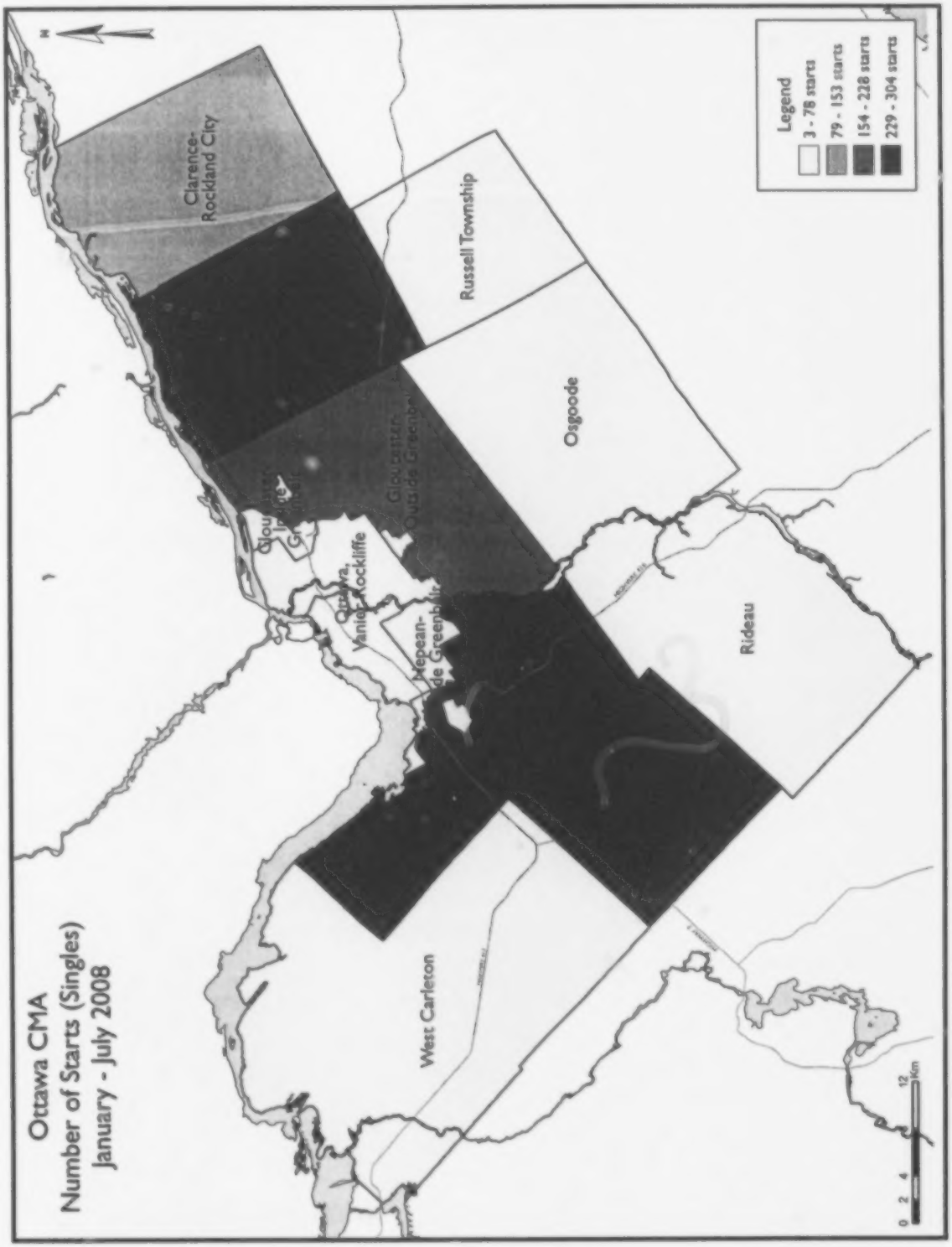
Year-to-date activity keeps being dominated by Nepean with 865 new properties brought to the market, up by a steady 12.2 per cent from last year. Nonetheless, remarkable performances from Kanata and Cumberland, up 93.7 per cent and 52.5 per cent from last year, respectively, keep adding a bit of spice to the race for overall dominance in 2008. For their part, a notable month of June has helped the regions of West Carleton, Clarence-Rockland, and Russell, to become significant contributors to the health of Ottawa's new home market by growing 110 per cent in year-to-date starts compared to 2007.

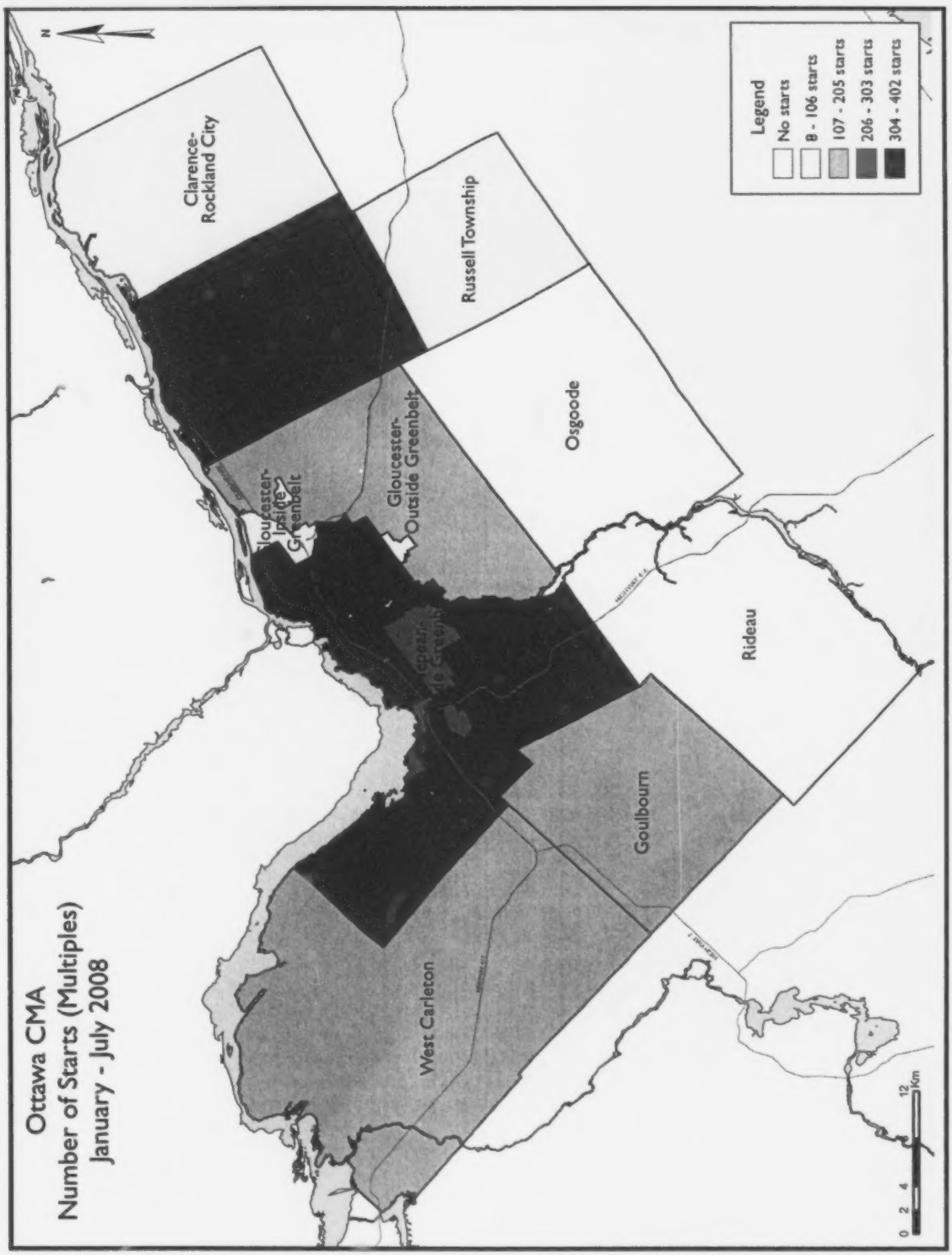

Ottawa CMA
Total Number of Starts
July 2008
Legend
3 - 33 starts
34 - 64 starts
65 - 95 starts
96 - 126 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Gloucester Outside Greenbelt
Ottawa Vanier-Rockcliffe
Nepean-de Greenbelt
Nepean Outside Greenbelt
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
July 2008
N
Clarence-Rockland City
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Gloucester-Outside Greenbelt
West Carleton
Nepean-de Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 8 12 Km
Legend
No starts
3 - 21 starts
22 - 39 starts
40 - 57 starts
58 - 76 starts


Ottawa CMA
Number of Starts (Multiples)
July 2008
Legend
No starts
9 - 20 starts
21 - 32 starts
33 - 43 starts
44 - 55 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa-Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - July 2008
Legend
13 - 172 starts
173 - 332 starts
333 - 492 starts
493 - 632 starts
Clarence-Rockland City
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Rideau
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - July 2008
Legend
3 - 78 starts
79 - 153 starts
154 - 228 starts
229 - 304 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
0 2 4 12 km


Ottawa CMA
Number of Starts (Multiples)
January - July 2008
Legend
No starts
8 - 106 starts
107 - 205 starts
206 - 303 starts
304 - 402 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2 4 12 Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2008	381	26	253	0	0	36	0	0	696
July 2007	321	28	216	0	0	107	0	0	672
% Change	18.7	-7.1	17.1	n/a	n/a	-66.4	n/a	n/a	3.6
Year-to-date 2008	1,634	108	1,272	0	10	769	0	133	3,926
Year-to-date 2007	1,448	136	926	0	67	520	0	153	3,250
% Change	12.8	-20.6	37.4	n/a	-85.1	47.9	n/a	-13.1	20.8
UNDER CONSTRUCTION									
July 2008	1,933	150	1,608	0	40	1,530	11	265	5,537
July 2007	1,571	127	1,000	0	75	1,194	45	153	4,165
% Change	23.0	18.1	60.8	n/a	-46.7	28.1	-75.6	73.2	32.9
COMPLETIONS									
July 2008	220	6	175	0	24	351	2	48	826
July 2007	234	40	199	0	8	379	2	3	865
% Change	-6.0	-85.0	-12.1	n/a	200.0	-7.4	0.0	**	-4.5
Year-to-date 2008	1,537	138	871	0	41	703	20	78	3,388
Year-to-date 2007	1,243	196	755	0	34	976	40	23	3,267
% Change	23.7	-29.6	15.4	n/a	20.6	-28.0	-50.0	**	3.7
COMPLETED & NOT ABSORBED									
July 2008	29	2	75	0	4	173	3	14	300
July 2007	49	23	87	0	6	273	13	33	484
% Change	-40.8	-91.3	-13.8	n/a	-33.3	-36.6	-76.9	-57.6	-38.0
ABSORBED									
July 2008	217	10	178	0	21	341	2	1	770
July 2007	240	38	170	0	8	285	7	7	755
% Change	-9.6	-73.7	4.7	n/a	162.5	19.6	-71.4	-85.7	2.0
Year-to-date 2008	1,550	153	893	0	43	755	6	6	3,406
Year-to-date 2007	1,279	199	732	0	40	782	30	46	3,108
% Change	21.2	-23.1	22.0	n/a	7.5	-3.5	-80.0	-87.0	9.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2008	329	26	236	0	0	36	0	0	627
July 2007	298	28	216	0	0	93	0	0	635
Ottawa, Vanier, Rockcliffe									
July 2008	17	12	0	0	0	14	0	0	43
July 2007	20	12	8	0	0	41	0	0	81
Nepean inside greenbelt									
July 2008	0	0	23	0	0	0	0	0	23
July 2007	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
July 2008	55	0	20	0	0	12	0	0	87
July 2007	79	0	33	0	0	0	0	0	112
Gloucester inside greenbelt									
July 2008	3	0	9	0	0	0	0	0	12
July 2007	15	0	19	0	0	8	0	0	42
Gloucester outside greenbelt									
July 2008	34	2	25	0	0	10	0	0	71
July 2007	21	0	36	0	0	0	0	0	57
Kanata									
July 2008	64	0	32	0	0	0	0	0	96
July 2007	39	8	41	0	0	0	0	0	88
Cumberland									
July 2008	76	0	50	0	0	0	0	0	126
July 2007	50	4	21	0	0	32	0	0	107
Goulbourn									
July 2008	39	12	22	0	0	0	0	0	73
July 2007	28	4	58	0	0	12	0	0	102
West Carleton									
July 2008	14	0	55	0	0	0	0	0	69
July 2007	13	0	0	0	0	0	0	0	13
Rideau									
July 2008	5	0	0	0	0	0	0	0	5
July 2007	9	0	0	0	0	0	0	0	9
Osgoode									
July 2008	22	0	0	0	0	0	0	0	22
July 2007	24	0	0	0	0	0	0	0	24
Clarence-Rockland City									
July 2008	49	0	17	0	0	0	0	0	66
July 2007	11	0	0	0	0	0	0	0	11
Russell Township									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	12	0	0	0	0	14	0	0	26
Ottawa-Gatineau CMA (Ontario portion)									
July 2008	381	26	253	0	0	36	0	0	696
July 2007	321	28	216	0	0	107	0	0	672

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2008	1,815	148	1,591	0	40	1,488	11	250	5,343
July 2007	1,449	125	1,000	0	75	1,180	41	153	4,023
Ottawa, Vanier, Rockcliffe									
July 2008	78	52	84	0	0	874	3	117	1,208
July 2007	84	29	69	0	3	829	0	117	1,131
Nepean inside greenbelt									
July 2008	4	2	75	0	0	235	0	0	316
July 2007	10	18	56	0	12	69	0	0	165
Nepean outside greenbelt									
July 2008	332	8	385	0	0	60	0	0	785
July 2007	316	12	216	0	23	118	0	0	685
Gloucester inside greenbelt									
July 2008	30	6	93	0	0	10	0	0	139
July 2007	40	0	55	0	0	36	0	36	167
Gloucester outside greenbelt									
July 2008	183	4	117	0	0	52	8	0	364
July 2007	117	22	137	0	0	26	41	0	343
Kanata									
July 2008	353	10	223	0	0	0	0	133	719
July 2007	173	24	163	0	5	22	0	0	387
Cumberland									
July 2008	292	16	307	0	40	185	0	0	840
July 2007	239	8	151	0	32	32	0	0	462
Goulbourn									
July 2008	348	48	116	0	0	72	0	0	584
July 2007	288	12	153	0	0	48	0	0	501
West Carleton									
July 2008	82	0	191	0	0	0	0	0	273
July 2007	62	0	0	0	0	0	0	0	62
Rideau									
July 2008	24	0	0	0	0	0	0	0	24
July 2007	29	0	0	0	0	0	0	0	29
Osgoode									
July 2008	89	2	0	0	0	0	0	0	91
July 2007	91	0	0	0	0	0	0	0	91
Clarence-Rockland City									
July 2008	77	2	17	0	0	34	0	15	145
July 2007	59	2	0	0	0	0	4	0	65
Russell Township									
July 2008	41	0	0	0	0	8	0	0	49
July 2007	63	0	0	0	0	14	0	0	77
Ottawa-Gatineau CMA (Ontario portion)									
July 2008	1,933	150	1,608	0	40	1,530	11	265	5,537
July 2007	1,571	127	1,000	0	75	1,194	45	153	4,165

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2008	210	6	175	0	24	351	0	48	814
July 2007	219	40	199	0	8	379	0	3	848
Ottawa, Vanier, Rockcliffe									
July 2008	12	4	6	0	0	319	0	0	341
July 2007	6	10	6	0	0	179	0	3	204
Nepean inside greenbelt									
July 2008	2	0	4	0	0	0	0	0	6
July 2007	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
July 2008	25	0	51	0	0	0	0	0	76
July 2007	45	0	58	0	0	44	0	0	147
Gloucester inside greenbelt									
July 2008	5	0	18	0	0	8	0	48	79
July 2007	7	4	17	0	0	128	0	0	156
Gloucester outside greenbelt									
July 2008	35	0	11	0	0	0	0	0	46
July 2007	26	18	19	0	0	0	0	0	63
Kanata									
July 2008	21	0	29	0	0	0	0	0	50
July 2007	16	2	29	0	8	0	0	0	55
Cumberland									
July 2008	55	2	35	0	24	0	0	0	116
July 2007	37	0	30	0	0	28	0	0	95
Goulbourn									
July 2008	31	0	21	0	0	24	0	0	76
July 2007	50	4	40	0	0	0	0	0	94
West Carleton									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	7	0	0	0	0	0	0	0	7
Rideau									
July 2008	5	0	0	0	0	0	0	0	5
July 2007	8	0	0	0	0	0	0	0	8
Osgoode									
July 2008	16	0	0	0	0	0	0	0	16
July 2007	16	0	0	0	0	0	0	0	16
Clarence-Rockland City									
July 2008	7	0	0	0	0	0	2	0	9
July 2007	10	0	0	0	0	0	0	0	10
Russell Township									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	5	0	0	0	0	0	2	0	7
Ottawa-Gatineau CMA (Ontario portion)									
July 2008	220	6	175	0	24	351	2	48	826
July 2007	234	40	199	0	8	379	2	3	865

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2008	28	2	75	0	4	173	3	14	299
July 2007	45	23	87	0	6	273	13	33	480
Ottawa, Vanier, Rockcliffe									
July 2008	3	1	4	0	0	116	0	14	138
July 2007	4	6	5	0	0	197	0	33	245
Nepean inside greenbelt									
July 2008	0	0	2	0	0	20	0	0	22
July 2007	0	4	0	0	0	34	0	0	38
Nepean outside greenbelt									
July 2008	0	0	18	0	1	20	1	0	40
July 2007	2	4	25	0	2	23	1	0	57
Gloucester inside greenbelt									
July 2008	0	1	4	0	0	8	0	0	13
July 2007	2	2	0	0	0	14	0	0	18
Gloucester outside greenbelt									
July 2008	2	0	14	0	0	3	2	0	21
July 2007	5	0	20	0	0	0	12	0	37
Kanata									
July 2008	1	0	10	0	0	0	0	0	11
July 2007	1	4	13	0	4	4	0	0	26
Cumberland									
July 2008	4	0	11	0	3	1	0	0	19
July 2007	7	0	13	0	0	1	0	0	21
Goulbourn									
July 2008	3	0	12	0	0	5	0	0	20
July 2007	7	3	11	0	0	0	0	0	21
West Carleton									
July 2008	2	0	0	0	0	0	0	0	2
July 2007	2	0	0	0	0	0	0	0	2
Rideau									
July 2008	1	0	0	0	0	0	0	0	1
July 2007	4	0	0	0	0	0	0	0	4
Osgoode									
July 2008	12	0	0	0	0	0	0	0	12
July 2007	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
July 2008	0	0	0	0	0	0	0	0	0
July 2007	2	0	0	0	0	0	0	0	2
Russell Township									
July 2008	1	0	0	0	0	0	0	0	1
July 2007	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
July 2008	29	2	75	0	4	173	3	14	300
July 2007	49	23	87	0	6	273	13	33	484

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2008	207	10	178	0	21	341	0	1	758
July 2007	225	38	170	0	8	285	5	7	738
Ottawa, Vanier, Rockcliffe									
July 2008	10	7	8	0	0	311	0	1	337
July 2007	9	10	5	0	0	108	0	7	139
Nepean inside greenbelt									
July 2008	2	0	7	0	0	0	0	0	9
July 2007	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
July 2008	25	0	51	0	0	0	0	0	76
July 2007	44	0	49	0	0	35	0	0	128
Gloucester inside greenbelt									
July 2008	5	0	18	0	0	8	0	0	31
July 2007	8	2	17	0	0	114	0	0	141
Gloucester outside greenbelt									
July 2008	35	0	10	0	0	0	0	0	45
July 2007	27	18	14	0	0	0	5	0	64
Kanata									
July 2008	21	0	28	0	0	0	0	0	49
July 2007	16	2	30	0	8	0	0	0	56
Cumberland									
July 2008	57	2	35	0	21	0	0	0	115
July 2007	35	0	24	0	0	28	0	0	87
Goulbourn									
July 2008	31	1	21	0	0	22	0	0	75
July 2007	50	4	31	0	0	0	0	0	85
West Carleton									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	7	0	0	0	0	0	0	0	7
Rideau									
July 2008	4	0	0	0	0	0	0	0	4
July 2007	8	0	0	0	0	0	0	0	8
Osgoode									
July 2008	14	0	0	0	0	0	0	0	14
July 2007	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
July 2008	7	0	0	0	0	0	2	0	9
July 2007	10	0	0	0	0	0	0	0	10
Russell Township									
July 2008	3	0	0	0	0	0	0	0	3
July 2007	5	0	0	0	0	0	2	0	7
Ottawa-Gatineau CMA (Ontario portion)									
July 2008	217	10	178	0	21	341	2	1	770
July 2007	240	38	170	0	8	285	7	7	755

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Ottawa City	329	298	26	28	236	216	36	93	627	635	-1.3
Ottawa, Vanier, Rockcliffe	17	20	12	12	0	8	14	41	43	81	-46.9
Nepean inside greenbelt	0	0	0	0	23	0	0	0	23	0	n/a
Nepean outside greenbelt	55	79	0	0	20	33	12	0	87	112	-22.3
Gloucester inside greenbelt	3	15	0	0	9	19	0	8	12	42	-71.4
Gloucester outside greenbelt	34	21	2	0	25	36	10	0	71	57	24.6
Kanata	64	39	0	8	32	41	0	0	96	88	9.1
Cumberland	76	50	0	4	50	21	0	32	126	107	17.8
Goulbourn	39	28	12	4	22	58	0	12	73	102	-28.4
West Carleton	14	13	0	0	55	0	0	0	69	13	**
Rideau	5	9	0	0	0	0	0	0	5	9	-44.4
Osgoode	22	24	0	0	0	0	0	0	22	24	-8.3
Clarence-Rockland City	49	11	0	0	17	0	0	0	66	11	**
Russell Township	3	12	0	0	0	0	0	14	3	26	-88.5
Ottawa-Gatineau CMA (Ontario Portion)	381	321	26	28	253	216	36	107	696	672	3.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	1,520	1,314	108	132	1,249	973	876	679	3,753	3,098	21.1
Ottawa, Vanier, Rockcliffe	47	66	40	24	41	45	306	344	434	479	-9.4
Nepean inside greenbelt	3	6	2	18	64	48	144	89	213	161	32.3
Nepean outside greenbelt	250	274	4	12	352	230	46	94	652	610	6.9
Gloucester inside greenbelt	26	49	4	0	53	56	0	72	83	177	-53.1
Gloucester outside greenbelt	168	141	6	36	67	130	62	0	303	307	-1.3
Kanata	299	144	4	22	180	152	133	0	616	318	93.7
Cumberland	269	205	4	8	227	178	145	32	645	423	52.5
Goulbourn	304	265	44	12	94	134	36	48	478	459	4.1
West Carleton	64	46	0	0	171	0	4	0	239	46	**
Rideau	13	25	0	0	0	0	0	0	13	25	-48.0
Osgoode	77	93	0	0	0	0	0	0	77	93	-17.2
Clarence-Rockland City	80	72	0	2	17	0	34	0	131	74	77.0
Russell Township	34	62	0	2	0	0	8	14	42	78	-46.2
Ottawa-Gatineau CMA (Ontario Portion)	1,634	1,448	108	136	1,266	973	918	693	3,926	3,250	20.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Ottawa City	236	216	0	0	36	93	0	0
Ottawa, Vanier, Rockcliffe	0	8	0	0	14	41	0	0
Nepean inside greenbelt	23	0	0	0	0	0	0	0
Nepean outside greenbelt	20	33	0	0	12	0	0	0
Gloucester inside greenbelt	9	19	0	0	0	8	0	0
Gloucester outside greenbelt	25	36	0	0	10	0	0	0
Kanata	32	41	0	0	0	0	0	0
Cumberland	50	21	0	0	0	32	0	0
Goulbourn	22	58	0	0	0	12	0	0
West Carleton	55	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	17	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	14	0	0
Ottawa-Gatineau CMA (Ontario Portion)	253	216	0	0	36	107	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,249	973	0	0	743	526	133	153
Ottawa, Vanier, Rockcliffe	41	45	0	0	306	227	0	117
Nepean inside greenbelt	64	48	0	0	144	89	0	0
Nepean outside greenbelt	352	230	0	0	46	94	0	0
Gloucester inside greenbelt	53	56	0	0	0	36	0	36
Gloucester outside greenbelt	67	130	0	0	62	0	0	0
Kanata	180	152	0	0	0	0	133	0
Cumberland	227	178	0	0	145	32	0	0
Goulbourn	94	134	0	0	36	48	0	0
West Carleton	171	0	0	0	4	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	17	0	0	0	34	0	0	0
Russell Township	0	0	0	0	8	14	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,266	973	0	0	785	540	133	153

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Ottawa City	591	542	36	93	0	0	627	635
Ottawa, Vanier, Rockcliffe	29	40	14	41	0	0	43	81
Nepean inside greenbelt	23	0	0	0	0	0	23	0
Nepean outside greenbelt	75	112	12	0	0	0	87	112
Gloucester inside greenbelt	12	34	0	8	0	0	12	42
Gloucester outside greenbelt	61	57	10	0	0	0	71	57
Kanata	96	88	0	0	0	0	96	88
Cumberland	126	75	0	32	0	0	126	107
Goulbourn	73	90	0	12	0	0	73	102
West Carleton	69	13	0	0	0	0	69	13
Rideau	5	9	0	0	0	0	5	9
Osgoode	22	24	0	0	0	0	22	24
Clarence-Rockland City	66	11	0	0	0	0	66	11
Russell Township	3	12	0	14	0	0	3	26
Ottawa-Gatineau CMA (Ontario Portion)	660	565	36	107	0	0	696	672

Table 2.5: Starts by Submarket and by Intended Market
January - July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	2,883	2,372	737	573	133	153	3,753	3,098
Ottawa, Vanier, Rockcliffe	136	135	298	227	0	117	434	479
Nepean inside greenbelt	69	80	144	81	0	0	213	161
Nepean outside greenbelt	600	493	52	117	0	0	652	610
Gloucester inside greenbelt	83	105	0	36	0	36	83	177
Gloucester outside greenbelt	241	307	62	0	0	0	303	307
Kanata	483	318	0	0	133	0	616	318
Cumberland	500	359	145	64	0	0	645	423
Goulbourn	442	411	36	48	0	0	478	459
West Carleton	239	46	0	0	0	0	239	46
Rideau	13	25	0	0	0	0	13	25
Osgoode	77	93	0	0	0	0	77	93
Clarence-Rockland City	97	74	34	0	0	0	131	74
Russell Township	34	64	8	14	0	0	42	78
Ottawa-Gatineau CMA (Ontario Portion)	3,014	2,510	779	587	133	153	3,926	3,250

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	% Change
Ottawa City	210	219	6	40	199	207	390	382	814	848	-4.0
Ottawa, Vanier, Rockcliffe	12	6	4	10	6	6	319	182	341	204	67.2
Nepean inside greenbelt	2	1	0	2	4	0	0	0	6	3	100.0
Nepean outside greenbelt	25	45	0	0	51	58	0	44	76	147	-48.3
Gloucester inside greenbelt	5	7	0	4	18	17	56	128	79	156	-49.4
Gloucester outside greenbelt	35	26	0	18	11	19	0	0	46	63	-27.0
Kanata	21	16	0	2	29	37	0	0	50	55	-9.1
Cumberland	55	37	2	0	59	30	0	28	116	95	22.1
Goulbourn	31	50	0	4	21	40	24	0	76	94	-19.1
West Carleton	3	7	0	0	0	0	0	0	3	7	-57.1
Rideau	5	8	0	0	0	0	0	0	5	8	-37.5
Osgoode	16	16	0	0	0	0	0	0	16	16	0.0
Clarence-Rockland City	7	10	2	0	0	0	0	0	9	10	-10.0
Russell Township	3	5	0	2	0	0	0	0	3	7	-57.1
Ottawa-Gatineau CMA (Ontario Portion)	220	234	8	42	199	207	399	382	826	865	-4.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	1,433	1,142	144	200	924	819	767	1,000	3,268	3,161	3.4
Ottawa, Vanier, Rockcliffe	58	68	40	40	28	66	571	586	697	760	-8.3
Nepean inside greenbelt	8	6	6	22	70	0	8	0	92	28	**
Nepean outside greenbelt	305	277	4	4	160	208	72	152	541	641	-15.6
Gloucester inside greenbelt	37	35	8	14	105	27	56	148	206	224	-8.0
Gloucester outside greenbelt	155	144	22	62	68	88	0	0	245	294	-16.7
Kanata	170	109	26	24	189	191	0	30	385	354	8.8
Cumberland	232	175	12	2	200	170	0	84	444	431	3.0
Goulbourn	307	174	26	32	104	69	60	0	497	275	80.7
West Carleton	49	49	0	0	0	0	0	0	49	49	0.0
Rideau	23	21	0	0	0	0	0	0	23	21	9.5
Osgoode	89	84	0	0	0	0	0	0	89	84	6.0
Clarence-Rockland City	65	74	2	0	0	0	0	1	67	75	-10.7
Russell Township	39	27	0	4	0	0	14	0	53	31	71.0
Ottawa-Gatineau CMA (Ontario Portion)	1,537	1,243	146	204	924	819	781	1,001	3,388	3,267	3.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Ottawa City	199	207	0	0	351	379	48	3
Ottawa, Vanier, Rockcliffe	6	6	0	0	319	179	0	3
Nepean inside greenbelt	4	0	0	0	0	0	0	0
Nepean outside greenbelt	51	58	0	0	0	44	0	0
Gloucester inside greenbelt	18	17	0	0	8	128	48	0
Gloucester outside greenbelt	11	19	0	0	0	0	0	0
Kanata	29	37	0	0	0	0	0	0
Cumberland	59	30	0	0	0	28	0	0
Goulbourn	21	40	0	0	24	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	199	207	0	0	351	379	48	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	910	785	14	34	689	977	78	23
Ottawa, Vanier, Rockcliffe	28	60	0	6	541	583	30	3
Nepean inside greenbelt	70	0	0	0	8	0	0	0
Nepean outside greenbelt	160	208	0	0	72	152	0	0
Gloucester inside greenbelt	91	27	14	0	8	128	48	20
Gloucester outside greenbelt	68	60	0	28	0	0	0	0
Kanata	189	191	0	0	0	30	0	0
Cumberland	200	170	0	0	0	84	0	0
Goulbourn	104	69	0	0	60	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	1	0	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	910	785	14	34	703	978	78	23

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007	July 2008	July 2007
Ottawa City	391	458	375	387	48	3	814	848
Ottawa, Vanier, Rockcliffe	22	22	319	179	0	3	341	204
Nepean inside greenbelt	6	3	0	0	0	0	6	3
Nepean outside greenbelt	76	103	0	44	0	0	76	147
Gloucester inside greenbelt	23	28	8	128	48	0	79	156
Gloucester outside greenbelt	46	63	0	0	0	0	46	63
Kanata	50	47	0	8	0	0	50	55
Cumberland	92	67	24	28	0	0	116	95
Goulbourn	52	94	24	0	0	0	76	94
West Carleton	3	7	0	0	0	0	3	7
Rideau	5	8	0	0	0	0	5	8
Osgoode	16	16	0	0	0	0	16	16
Clarence-Rockland City	7	10	0	0	2	0	9	10
Russell Township	3	5	0	0	0	2	3	7
Ottawa-Gatineau CMA (Ontario Portion)	401	473	375	387	50	5	826	865

Table 3.5: Completions by Submarket and by Intended Market
January - July 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	2,442	2,092	730	1,010	96	59	3,268	3,161
Ottawa, Vanier, Rockcliffe	122	167	541	582	34	11	697	760
Nepean inside greenbelt	72	28	20	0	0	0	92	28
Nepean outside greenbelt	466	489	75	152	0	0	541	641
Gloucester inside greenbelt	136	76	8	128	62	20	206	224
Gloucester outside greenbelt	245	266	0	0	0	28	245	294
Kanata	383	306	2	48	0	0	385	354
Cumberland	420	331	24	100	0	0	444	431
Goulbourn	437	275	60	0	0	0	497	275
West Carleton	49	49	0	0	0	0	49	49
Rideau	23	21	0	0	0	0	23	21
Osgoode	89	84	0	0	0	0	89	84
Clarence-Rockland City	65	75	0	0	2	0	67	75
Russell Township	39	27	14	0	0	4	53	31
Ottawa-Gatineau CMA (Ontario Portion)	2,546	2,194	744	1,010	98	63	3,388	3,267

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2008	2	1.0	27	13.0	102	49.3	46	22.2	30	14.5	207	365,900	403,976
July 2007	3	1.3	33	14.7	103	45.8	60	26.7	26	11.6	225	359,900	408,670
Year-to-date 2008	15	1.0	238	16.5	663	45.9	317	22.0	210	14.6	1,443	365,000	406,657
Year-to-date 2007	18	1.5	132	11.2	553	47.1	330	28.1	141	12.0	1,174	374,900	410,181
Ottawa, Vanier, Rockcliffe													
July 2008	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	731,500	727,130
July 2007	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
Year-to-date 2008	0	0.0	1	1.8	2	3.6	8	14.3	45	80.4	56	678,950	775,289
Year-to-date 2007	1	1.3	2	2.7	14	18.7	19	25.3	39	52.0	75	525,900	549,033
Nepean inside greenbelt													
July 2008	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Nepean outside greenbelt													
July 2008	0	0.0	5	20.0	12	48.0	2	8.0	6	24.0	25	374,900	424,184
July 2007	0	0.0	3	6.8	18	40.9	22	50.0	1	2.3	44	402,400	411,436
Year-to-date 2008	0	0.0	29	9.4	151	48.7	95	30.6	35	11.3	310	383,900	408,577
Year-to-date 2007	0	0.0	37	13.0	136	47.7	92	32.3	20	7.0	285	376,900	391,695
Gloucester inside greenbelt													
July 2008	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
July 2007	0	0.0	0	0.0	3	37.5	4	50.0	1	12.5	8	--	--
Year-to-date 2008	0	0.0	1	2.6	27	71.1	8	21.1	2	5.3	38	360,650	389,739
Year-to-date 2007	0	0.0	1	2.9	15	44.1	13	38.2	5	14.7	34	411,750	467,674
Gloucester outside greenbelt													
July 2008	1	2.9	0	0.0	19	54.3	15	42.9	0	0.0	35	385,600	385,506
July 2007	0	0.0	1	3.7	13	48.1	13	48.1	0	0.0	27	390,900	389,829
Year-to-date 2008	1	0.6	4	2.6	79	51.0	62	40.0	9	5.8	155	391,900	402,522
Year-to-date 2007	1	0.7	7	4.6	71	47.0	69	45.7	3	2.0	151	395,990	395,255
Kanata													
July 2008	0	0.0	0	0.0	11	52.4	8	38.1	2	9.5	21	379,900	426,171
July 2007	0	0.0	2	12.5	8	50.0	4	25.0	2	12.5	16	358,400	432,469
Year-to-date 2008	0	0.0	27	15.6	81	46.8	42	24.3	23	13.3	173	359,900	400,242
Year-to-date 2007	0	0.0	8	7.0	65	57.0	27	23.7	14	12.3	114	356,900	408,352
Cumberland													
July 2008	0	0.0	14	24.6	32	56.1	10	17.5	1	1.8	57	328,800	342,751
July 2007	0	0.0	14	40.0	21	60.0	0	0.0	0	0.0	35	311,900	311,677
Year-to-date 2008	2	0.8	64	26.8	134	56.1	36	15.1	3	1.3	239	329,000	340,534
Year-to-date 2007	8	4.4	38	21.1	113	62.8	16	8.9	5	2.8	180	326,000	336,558
Goulbourn													
July 2008	0	0.0	7	22.6	18	58.1	4	12.9	2	6.5	31	348,900	365,823
July 2007	0	0.0	11	22.0	32	64.0	5	10.0	2	4.0	50	316,900	355,246
Year-to-date 2008	7	2.3	103	33.7	146	47.7	32	10.5	18	5.9	306	316,990	349,305
Year-to-date 2007	0	0.0	30	17.0	103	58.5	32	18.2	11	6.3	176	342,400	370,539

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
July 2007	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
Year-to-date 2008	2	4.2	3	6.3	11	22.9	11	22.9	21	43.8	48	486,700	490,829
Year-to-date 2007	2	4.1	1	2.0	10	20.4	21	42.9	15	30.6	49	460,000	497,251
Rideau													
July 2008	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
July 2007	0	0.0	1	12.5	3	37.5	1	12.5	3	37.5	8	--	--
Year-to-date 2008	0	0.0	2	8.7	12	52.2	4	17.4	5	21.7	23	350,000	439,543
Year-to-date 2007	0	0.0	4	18.2	8	36.4	3	13.6	7	31.8	22	347,900	501,359
Osgoode													
July 2008	1	7.1	1	7.1	1	7.1	2	14.3	9	64.3	14	550,000	511,143
July 2007	2	10.0	1	5.0	5	25.0	6	30.0	6	30.0	20	434,450	482,530
Year-to-date 2008	3	3.4	4	4.6	19	21.8	16	18.4	45	51.7	87	500,000	497,688
Year-to-date 2007	6	7.3	4	4.9	18	22.0	34	41.5	20	24.4	82	429,000	507,491
Clarence-Rockland City													
July 2008	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
July 2007	3	30.0	4	40.0	2	20.0	0	0.0	1	10.0	10	289,000	334,110
Year-to-date 2008	20	30.8	27	41.5	18	27.7	0	0.0	0	0.0	65	261,500	276,935
Year-to-date 2007	26	36.1	36	50.0	8	11.1	1	1.4	1	1.4	72	261,700	273,319
Russell Township													
July 2008	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
July 2007	2	40.0	0	0.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2008	4	9.5	13	31.0	23	54.8	1	2.4	1	2.4	42	310,450	318,893
Year-to-date 2007	2	6.1	11	33.3	17	51.5	3	9.1	0	0.0	33	309,500	315,240
Ottawa-Gatineau CMA (Ontario portion)													
July 2008	5	2.3	32	14.7	104	47.9	46	21.2	30	13.8	217	363,500	397,912
July 2007	8	3.3	37	15.4	108	45.0	60	25.0	27	11.3	240	355,400	403,062
Year-to-date 2008	39	2.5	278	17.9	704	45.4	318	20.5	211	13.6	1,550	360,000	398,839
Year-to-date 2007	46	3.6	179	14.0	578	45.2	334	26.1	142	11.1	1,279	368,900	400,027

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2008						
Submarket	July 2008	July 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	403,976	408,670	-1.1	406,657	410,181	-0.9
Ottawa, Vanier, Rockcliffe	727,130	--	n/a	775,289	549,033	41.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	424,184	411,436	3.1	408,577	391,695	4.3
Gloucester inside greenbelt	--	--	n/a	389,739	467,674	-16.7
Gloucester outside greenbelt	385,506	389,829	-1.1	402,522	395,255	1.8
Kanata	426,171	432,469	-1.5	400,242	408,352	-2.0
Cumberland	342,751	311,677	10.0	340,534	336,558	1.2
Goulbourn	365,823	355,246	3.0	349,305	370,539	-5.7
West Carleton	--	--	n/a	490,829	497,251	-1.3
Rideau	--	--	n/a	439,543	501,359	-12.3
Osgoode	511,143	482,530	5.9	497,688	507,491	-1.9
Clarence-Rockland City	--	334,110	n/a	276,935	273,319	1.3
Russell Township	--	--	n/a	318,893	315,240	1.2
Ottawa-Gatineau CMA (Ontario Portion)	397,912	403,062	-1.3	398,839	400,027	-0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
July 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	773	17.3	1,260	1,812	1,963	64.2	260,898	6.1	263,818
	February	1,046	4.4	1,235	1,880	1,948	63.4	264,928	5.7	268,546
	March	1,318	-1.4	1,220	2,407	1,960	62.2	274,585	7.4	272,496
	April	1,569	6.8	1,241	2,390	1,877	66.1	277,335	5.4	271,337
	May	1,867	10.9	1,295	2,571	1,904	68.0	276,379	6.2	268,305
	June	1,666	2.6	1,266	2,197	1,907	66.4	279,361	7.3	274,135
	July	1,467	17.0	1,292	2,003	1,923	67.2	269,793	6.0	270,073
	August	1,331	5.6	1,239	1,880	1,901	65.2	267,765	2.0	270,459
	September	1,128	2.5	1,251	1,798	1,866	67.0	273,805	7.1	275,477
	October	1,074	4.5	1,204	1,666	1,863	64.6	275,184	6.1	277,039
	November	903	1.3	1,149	1,291	1,835	62.6	271,867	4.5	277,490
	December	597	-14.0	1,087	582	1,530	71.0	276,839	11.1	290,525
2008	January	664	-14.1	1,126	1,628	1,821	61.8	285,736	9.5	281,913
	February	1,001	-4.3	1,129	1,842	1,814	62.2	283,199	6.9	287,716
	March	1,099	-16.6	1,132	1,969	1,838	61.6	288,152	4.9	286,462
	April	1,580	0.7	1,180	2,776	1,977	59.7	295,909	6.7	285,950
	May	1,913	2.5	1,325	2,971	2,170	61.1	296,580	7.3	292,162
	June	1,710	2.6	1,248	2,482	2,068	60.3	298,336	6.8	292,012
	July	1,408	-4.0	1,216	2,136	2,060	59.0	295,134	9.4	290,939
	August									
	September									
	October									
	November									
	December									
	Q2 2007	5,102	6.8		7,158			277,647	6.3	
	Q2 2008	5,203	2.0		8,229			296,953	7.0	
	YTD 2007	9,706	7.5		15,260			273,340	6.3	
	YTD 2008	9,375	-3.4		15,804			293,385	7.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2008

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29	166.3	111.0	494	4.6	72.5	930
	March	712	7.15	7.19	166.3	111.3	493	4.6	72.3	924
	April	700	6.95	6.99	166.4	112.1	491	4.9	72.1	927
	May	679	6.15	6.65	167.2	113.4	491	5.0	72.0	933
	June	710	6.95	7.15	168.7	114.0	494	5.4	72.8	942
	July	710	6.95	7.15		115.0	498	5.1	73.1	943
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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